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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADM1NISTRATION & URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE VGTM UDA, VIJAYAWADA FOR CHANGE OF LAND FROM AGRICULTURAL USE TO RESIDENTIAL USE IN PEDAPULIPAKA VILLAGE, PENAMALURU MANDAL, KRISHNA DISTRICT CONFIRMATION.

[G.O.Ms. No. 564, Municipal Administration & Urban Development, 28th December, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Kanuru of VGTM Urban Area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 603, Part-I, Dated. 28-10-2010 as required by sub-section (3) of the said section.

VARIATION

The site measuring to an extent of Ac. 30.56 3/4 cents or 123706.67 Sq.Mtrs. is falling in R.S. Nos. 40/1, 2, 4,41/1, 2, 76/2(P), 3(P), 4(P), 77/1, 2, 4, 78/1, 2, 79/2, 81/1(P), 82/1, 2, 3, 4, 5, 83/1B, 83/1C, 2, 92/1, 98/2, 102, 103/1 & 104/2(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna District. The boundaries of which are given in the schedule below and which was earmarked for Agricultural use in the Zonal Development Plan of Kanuru Zone of VGTM Urban Area, approved vide G.O.Ms.No.675, M.A., Dated. 29-12-2006 is designated for Residential use as shown in Modification to Zonal Development Plan vide M.Z.D.P. No. 02/08/VGTM UDA which is available in the Office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, Subject to the following conditions:

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

2. That the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of land use proposed.

4. The change of land use shall not be used as the proof of any title of the land.

5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

7. Any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

8. That the applicant should obtain layout permission from the concerned authoirty duly paying the required development charges..

9. That the applicant shall acquire at least 40’-0” approach road from Pedapulipake main B.T. Road before submission of layout.

10. That the applicant shall obtain NOC from Irrigation Department as the filed channel is passing in the middle of the site so as to provide culvert across the roads to be formed at the time of approval of layout.

SCHEDULE

North : The site falling in S. Nos. 84, 85, 76(P), 90(P), 77(P), 92(P), 101, 100(P), 98(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.

South : Existing filed channel falling in S.Nos. 83(P), 81(P), and the site falling in S.Nos. 41,59, 77, 78(P), 104, 103(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.

East : The site falling in S. Nos. 81(P), 80, 79, 77(P), 101 (p), 103, 104(p), 77/Part, 78(P), 59 and existing filed channel falling in S.Nos. 97, 108, 107 of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.

West : The site falling in S. Nos. 84, 83(P), 39, 58, 78, 104, 98(P), 101(P), 91 & 78(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna Dist.

VARIATION TO THE VGTM UDA, VIJAYAWADA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE OF MANGALAGIRI MUNICIPALITY MANGALAGIRI MANDAL, GUNTUR DISTRICT CONFIRMATION.

[G.O.Ms. No. 565, Municipal Administration & Urban Development, 28th December, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Mangalagiri Zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 603, Part-I, Dated. 28-10-2010 as required by sub-section (3) of the said section.

VARIATION

The site under reference is falling in D. Nos. 212(P), 211/2(P), of Mangalagiri Municipality to extent of 1011.62 Sq.Mtrs., Mangalagiri Mandal, Guntur District. The boundaries of which are given in the schedule below and which was earmarked for Residential use in the Zonal Development Plan of Mangalagiri approved vide G.O.Ms. No. 687, M.A., Dated. 30-12-2006 is designated for Commercial Use as shown in Modification to Mangalagiri Zonal Development Plan vide M.Z.D.P. No. 02/2010/ Mangalagiri which is available in the Office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Mangalagiri, Subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
8. that the applicant should maintain of 30 Mtrs. buffer on three sides of the site except road side.
9. the applicant should obtain NOC from Explosive Department before issued development permission.

SCHEDULE

North : The site falling in D. No. 212(P) of Mangalagiri Municipality.

South : Existing 37.80 Mtrs. wide road falling in D.No. 211/1.

East : Site falling in D. Nos. 212(P) & 211/2 (P)

West : Site falling in D. Nos. 212(P) & 211/2 of Mangalagiri Municipality.

T.S. APPA RAO,
Principal Secretary to Government(UD).

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